

Facts and Information

Permitting Process for Bridge BNSF Warehouse Project (LU21-0125)

Created March 2, 2022

Proposed Project:

- Bridge Industrial has proposed the development of an approximately 150 acre site with a multi-building development (about 2.5 million sf of buildings) and associated site work. The primary address is 5024 S Madison.
- Under the current proposal, approximately 75% of the site area would be impervious surfacing (buildings, parking, circulation).
- This includes a north-south through road (with sidewalk) to connect through TPU property to S 35th Street.
- There is a stream and biodiversity corridor on the site; this will be protected and restored as part of the project.
- The entire application package can be accessed by visiting the City's [Accela Page](#) and entering the permit number LU21-0125 in the search field. Documents are located under the "record info" tab.
- This is a private proposal on private property and is not a city-initiated project.

Public Notice

- Public noticing timelines and procedures are adopted in TMC 13.05 following state law for permit processing and review.
- Planning and Development Services issued a public notice February 8, 2022 to solicit public comments until March 10, 2022.
- A public meeting has been requested and will be scheduled to occur no sooner than March 31. The public comment will be held open at least 7 days after the public meeting (April 7 or later).
- Public comments will be compiled and reviewed as administrative review of the permit continues.
- A notice of decision will be sent to all original notice recipients and anyone who commented on the proposal once review is complete.

Permitting Process:

- The proposal is an allowed use in the M-2 Heavy Industrial District, as set forth in TMC 13.06.060. The intended use is light industrial or warehousing.

- The site is also located in the South Tacoma Manufacturing/Industrial Overlay District, per TMC 13.06.070.B, and the South Tacoma Groundwater Protection District, per TMC 13.06.070.D. Uses prohibited in either of those overlays will not be allowed on this site.
- A critical area development permit is required because the development proposes to impact portions of the stream buffer on the site, while restoring the remaining critical area and creating additional new wetland area. All work is reviewed in compliance with TMC 13.11, Critical Areas.
- No permit decisions have been made regarding the proposal. As part of public noticing, the City has made a preliminary determination that a SEPA Mitigated Determination of Nonsignificance (MDNS) is probable, and that a full Environmental Impact Statement will not be required – subject to review and commenting by the public and agencies with expertise.
- As a Land Use permit the decision is made administratively by the Director of Planning and Development Services, per TMC 13.05 Land Use Permits and Procedures. The decision is not made by the City Council or the Planning Commission.
- Appeals to the decision can be filed with the City of Tacoma Hearing Examiner.
- Following the Critical Area permitting and SEPA Environmental review, the applicant will be required to apply for development permits including Site Development, Work Order (work in the right-of-way), and Building.

Site Information:

- A portion of the site has been remediated through CERCLA (superfund) and contaminants have been located on a capped portion on the north of the site. This portion of the site is also proposed for redevelopment. As part of the cleanup, the owners (and subsequent owners) are party to an agreed order and institutional controls for the site and will continue or complete remediation as part of redevelopment. Under the review and authority of the EPA and the Department of Ecology, they will have specific work plans, worker training, and contractual obligations for work on that portion of the site.
- City staff are working with EPA and Ecology to ensure those conditions are included in development permits for the site, and, where necessary, into the environmental review.
- Water quality permitting for the project will be reviewed by the City of Tacoma per the City's stormwater regulations, and by the Tacoma Pierce County Health Department for the Groundwater Protection District.
- Tacoma Public Utilities – Tacoma Water has been engaged regarding the aquifer recharge area, which is estimated to be approximately 180 square miles.

What the City can consider:

- The City is required to consider the permit application in accordance with the Zoning Code, Critical Areas Code and all other development codes.
- The project is legally “vested” in the current regulations via complete land use permits, and future moratoria or land use ordinance changes will not affect it.
- The City must consider probable significant impacts in accordance with the SEPA regulations.
 - Environmental impacts identified by the SEPA review will be assessed for mitigation or project modification to meet requirements.